

PARKING TABULATION:

PARKING REQUIREMENTS – BB ZONING DISTRICT PER NEWARK CODE §32-45(o)(2)
NON-RESIDENTIAL USES: 2 SPACES PER 1,000 SQ. GFA
RESIDENTIAL USES: 1 PER DU*, PLUS 1 PER DU >3 BR
* TENANTS SHALL HAVE OPTION TO ENTER INTO PARKING AGREEMENT OR RENTAL/LEASE ADDENDUM, WITH PARKING FEE SEPARATED FROM THE COST OF RENTING THE RESIDENTIAL UNIT.
BICYCLE PARKING: 1 PER 5 PARKING SPACES

PARKING REQUIRED:
10,000 SF EXISTING NON-RESIDENTIAL X 2/1,000 = 20 SPACES
2,956 SF PROPOSED NON-RESIDENTIAL X 2/1,000 = 6 SPACES
39 3-BEDROOM APARTMENTS X 1/100 = 39 SPACES
TOTAL = 65 SPACES (3 ADA ACCESSIBLE) (13 BICYCLE)

PARKING PROVIDED: 68 SPACES (3 ADA ACCESSIBLE)
BICYCLE PARKING PROVIDED: 80 INSIDE BUILDING + 11 OUTSIDE

SEWER USE DESIGN FLOWS:

SEWER USE DESIGN FLOWS (PER NEW CASTLE COUNTY SPECIAL SERVICES DEPT.)
RESTAURANT, TYPICAL: 25 GPD PER SEAT
OFFICE, BANK: 0.10 GPD PER SQUARE FOOT
EMPLOYEE FOR SERVICE USE, ETC: 12.5 GPD PER EMPLOYEE
APARTMENT: 200 GPD

EXISTING AVERAGE DAILY FLOW:
STARBUCKS (25 SEATS) = 625 GPD
DONUTS (12 SEATS) = 300 GPD
OFFICE/BANK (2,090 SF) = 209 GPD
RETAIL (6 EMPLOYEES) = 75 GPD
DOCTOR (DEMOLISHED 5,681 SF) = 568 GPD
TOTAL = 1,777 GPD

PROPOSED AVERAGE DAILY FLOW:
STARBUCKS (25 SEATS) = 625 GPD
DONUTS (12 SEATS) = 300 GPD
OFFICE/BANK (2,090 SF) = 209 GPD
RETAIL (12 EMPLOYEES) = 150 GPD
APARTMENT (39 APARTMENTS) = 7,800 GPD
TOTAL = 9,084 GPD

PEAK FACTOR X4 = 9,084 X 4 = 36,336

WATER USE DESIGN FLOWS:

WATER AVERAGE DAILY FLOW IS ASSUMED TO BE APPROXIMATELY EQUAL TO THE SEWER AVERAGE DAILY FLOW.

PEAK WATER DEMAND FOR THE PROPOSED APARTMENTS AND PROPOSED RETAIL IS ESTIMATED TO BE APPROXIMATELY 124 GPM.

WATER SERVICE MAINS FOR FIRE SUPPRESSION SYSTEMS AND FOR EACH USE WITHIN THE BUILDING SHALL BE SIZED PER INTERNATIONAL PLUMBING CODE 2018.

DELDOT RECORD PLAN NOTES:

- LAST REVISED MARCH 21, 2019
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
 - NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
 - SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
 - UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
 - PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
 - THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
 - DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
 - TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
 - THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.

UTILITY NOTES:

GENERAL:

- THE DEVELOPER AGREES TO PROVIDE A BLANKET EASEMENT FOR THE UTILITY SERVICE PROVIDED BY THE CITY OF NEWARK ELECTRIC AND WATER.
- THE DEVELOPER SHALL TELETYPE ANY EXISTING SANITARY SEWER LATERALS TO BE RE-USED AND PROVIDE A COPY OF THE VIDEO TO THE CITY FOR REVIEW TO DETERMINE SUITABILITY FOR REUSE. CONTACT THE WATER AND WASTEWATER INSPECTOR 4 DAYS IN ADVANCE OF THE CCTV WORK.
- ALL UNUSED WATER AND SEWER SERVICES SHALL BE TERMINATED AT THE UTILITY MAIN OR AT A LOCATION DETERMINED BY THE PUBLIC WORKS AND WATER RESOURCES DEPARTMENT.
- ANY DAMAGE TO THE CITY STORM SEWER, WATER, OR SANITARY SEWER INFRASTRUCTURE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS AND WATER RESOURCES DEPARTMENT.
- ALL ON-SITE STORM SEWER AND SANITARY SEWER IS PRIVATE. ON-SITE MANHOLES SHALL NOT HAVE "NEWARK" ANYWHERE ON THE LID.
- AS-BUILT PLANS AND CHECKLIST SHALL BE SUBMITTED TO THE CITY OF NEWARK PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- WATER:
 - AUTOMATIC FIRE PROTECTION SPRINKLERS ARE REQUIRED FOR EACH PROPOSED UNIT, AND PLANS FOR ALL FIRE PROTECTION SYSTEMS SHALL BE SUBMITTED TO THE CITY OF NEWARK FIRE MARSHAL'S OFFICE FOR REVIEW AND PERMITTING PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - THE REQUIRED FIRE PROTECTION FLOW RATE(S) IS 1,000 GPM @ 20 PSI RESIDUAL PRESSURE FOR 1 HOUR DURATION, TO BE VERIFIED BY THE ENGINEER PREPARING THE AUTOMATIC FIRE PROTECTION PLANS FOR THE BUILDING.
 - INDIVIDUAL WATER METERS WILL BE PROVIDED FOR EACH DWELLING AND/OR COMMERCIAL UNIT. THE DEVELOPER WILL BE RESPONSIBLE FOR THE COST OF THE METERS. THE CITY WILL DETERMINE THE SIZE OF THE METERS IN COORDINATION WITH THE DEVELOPER. WATER METERS SHALL BE LOCATED AS CLOSE AS POSSIBLE TO WHERE THE DOMESTIC MAIN ENTERS THE BUILDING. THE METER ROOM SHALL BE READILY ACCESSIBLE TO THE CITY OF NEWARK.
 - THE DEVELOPER SHALL PAY FEES ASSOCIATED WITH THE NEW WATER METERS PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
 - THE DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL TRANSMISSION EQUIPMENT SHOULD THE PROPOSED BUILDING NEGATIVELY AFFECT THE PERFORMANCE OF THE CITY'S WIRELESS METER READING SYSTEM.
 - ALL WATER VALVES SHALL BE MUELLER UNLESS OTHERWISE APPROVED BY THE CITY OF NEWARK PUBLIC WORKS AND WATER RESOURCES DEPARTMENT.
 - AN "APPROVAL TO CONSTRUCT" WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC HEALTH OFFICE OF DRINKING WATER. A COPY OF THE APPROVED PERMIT SHALL BE FURNISHED TO THE CITY PRIOR TO CIP APPROVAL.
 - AN "APPROVAL TO OPERATE" FROM THE DEPARTMENT OF PUBLIC HEALTH SHALL BE PROVIDED TO THE CITY PRIOR TO THE USE OF ANY DOMESTIC WATER OR ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

SEWER:

- A DNREG "CONSTRUCTION OF WASTEWATER COLLECTION AND CONVEYANCE SYSTEMS" PERMIT WILL BE REQUIRED AND SHALL BE FURNISHED TO THE CITY PRIOR TO CIP APPROVAL.
- THE DEVELOPER SHALL PAY THE SEWAGE TREATMENT PLANT (STP) FEE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT. A CREDIT WILL BE GIVEN FOR ANY EXISTING BUILDING THAT IS TO BE REMOVED.

ELECTRIC:

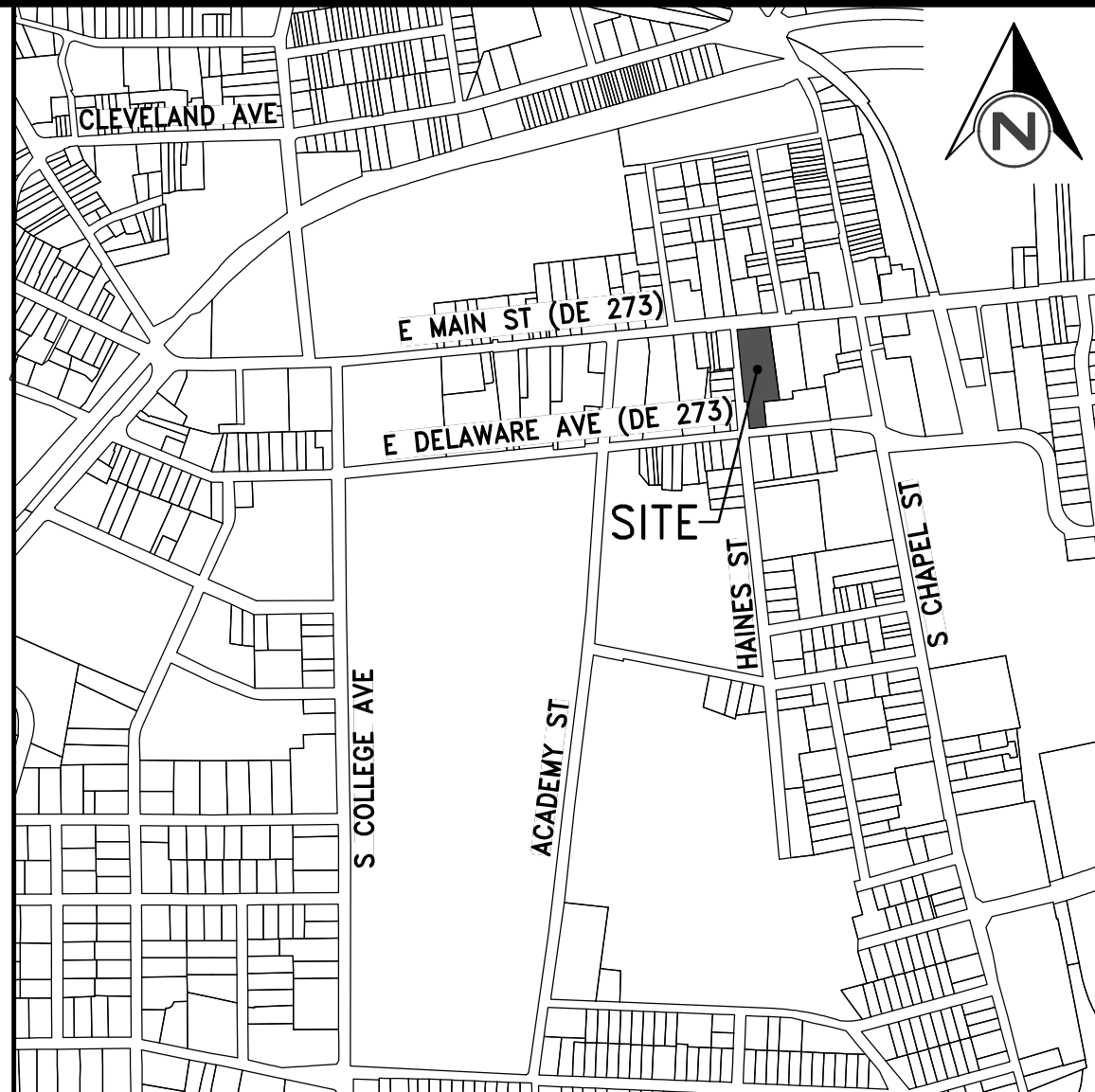
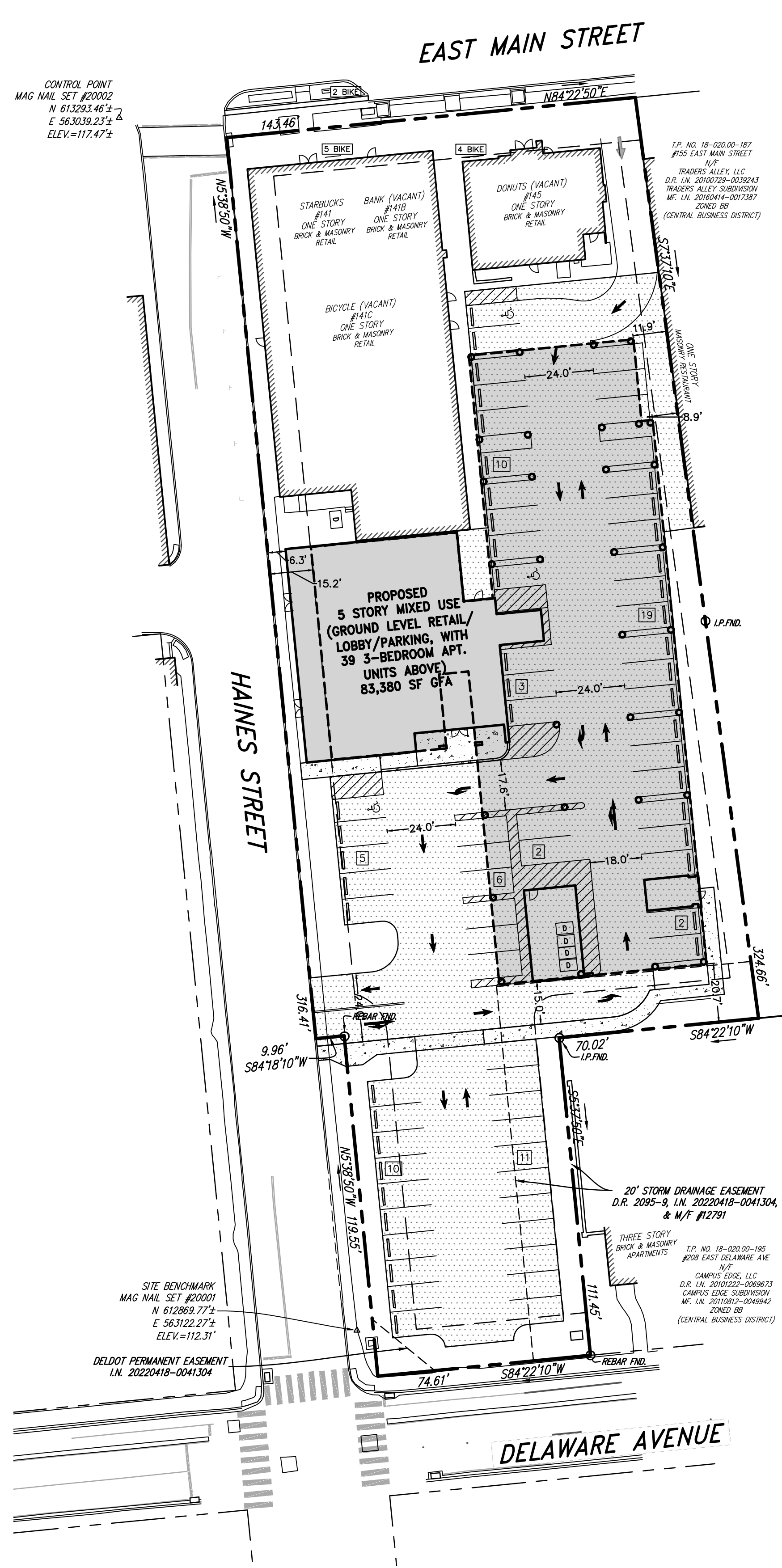
- INDIVIDUAL ELECTRIC METERS WILL BE REQUIRED FOR EACH COMMERCIAL UNIT. ALL METERS MUST BE GROUPED IN ONE LOCATION, AND KEYS MUST BE PROVIDED TO ACCESS THE ELECTRIC METER ROOM IF METERS ARE INSIDE. THE COST OF THE METERS WILL BE PAID FOR BY THE DEVELOPER.
- THE DEVELOPER WILL PAY \$_____ IF THE BUILDING CAUSES INTERFERENCE WITH THE CITY OF NEWARK SMART METER SYSTEM.
- THE DEVELOPER MUST PAY ALL COST FOR MATERIAL AND LABOR FOR THE INSTALLATION OF ELECTRICAL DISTRIBUTION EQUIPMENT AND METERS. THE TOTAL COST WILL BE CALCULATED AFTER RECEIVING THE LOAD CALCULATION AND ELECTRICAL SINGLE LINE DIAGRAM. THE PRICE IS SUBJECT TO A YEARLY CPI ESCALATION FROM THE DATE OF COUNCIL APPROVAL.
- NO TREES GROWING OVER 15 FEET AT MATURITY CAN BE PLANTED UNDER AERIAL LINES ON EAST MAIN STREET, HAINES STREET AND EAST DELAWARE AVENUE.

UTILITY OWNER CONTACT INFO:

MISS UTILITY DESIGN TICKET 230410304, MISS UTILITY DIG TICKET 230410302

CITY OF NEWARK ELEC&WATER (CNWK19) 302-366-7000
DE DEPT OF NAT RESOURCES & ENV (DNREG) 302-227-3254
DELMARVA POWER GAS (DPU007) 302-454-0300
COMCAST – UTILITQUEST (HRC420) 609-758-4700
UNIVERSITY OF DE (UOFD01) 302-831-1141
VERIZON (VNEWC) 609-758-4700

MASTER LEGEND	
EXISTING	PROPOSED
	SUBJECT PROPERTY
	ADJOINER PROPERTY
	LOT LINE
	BUILDING SETBACK
	EASEMENT
	BUILDING
	PAVEMENT/CONCRETE
	STORM DRAIN / CB
	SEWER MAIN / LATERAL W/ MANHOLE / CLEANOUT
	OVERHEAD WIRES W/ POLE
	UNDERGROUND WIRES
	WATER MAIN / LATERAL W/ VALVE
	GAS LINE W/ VALVE
	FENCE
	TREELINE
	CONTOURS
	SPOT GRADE
	LIMIT OF DISTURBANCE
	LOD



LOCATION MAP – SCALE: 1" = 800'

SITE DATA COLUMN:

- TAX PARCELS: 18-020.00-188
- PARCEL ADDRESS: 141 EAST MAIN STREET, NEWARK, DE 19711
- OWNER & DEED REFERENCE: NEWARK MAIN STREET ACQUISITION CO LLC, 300 DELAWARE AVE, SUITE 1370, WILMINGTON, DE 19801, DEED IN# 201810050050928
- RECORDED PLAN: IN# 202108040090749
- GROSS ACREAGE: 1.299± ACRES
- ZONING: BB (CENTRAL BUSINESS) EXISTING & PROPOSED
- AREA REGULATIONS – BB ZONING DISTRICT:

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	3,000 SQFT	>50,000 SQFT
MAX. LOT COVERAGE:	100%	90%
MINIMUM LOT WIDTH:	20 FT	145 FT
MAX. BUILDING HEIGHT:	5 STORIES/65 FT	5 STORIES/65 FT
BUILDING SETBACKS:	0 FT/15 FT	0 FT/15 FT
PER §32-18(d)(5):	PER BLDG. HT.	PER BLDG. HT.
REAR YARDS:	15 FT	15 FT
SIDE YARDS PER §32-18(d)(7):	0 FT/8 FT	8 FT
	PER BLDG. HT.	
- EXISTING USE: GROUND FLOOR RETAIL
- PROPOSED USE: GROUND FLOOR RETAIL W/APARTMENTS ABOVE
- WATER SUPPLY: CITY OF NEWARK
- SEWER SUPPLY: CITY OF NEWARK

SITE NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY PER "EXISTING CONDITIONS PLAN" BY TRANSITION ENGINEERING SURVEYING LLC PROJECT NO. AHD-527.01.01 DATED JUNE 2, 2023. SURVEY COMPLETED MARCH 16, 2023 IN STATE PLANE NAD 83 NAVD 88 WITH BENCHMARKS NOTED ON PLAN.
- THE PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD ZONE PER FEMA FIRM #10003C0140K FOR NEW CASTLE COUNTY, DELAWARE EFFECTIVE DATE JANUARY 22, 2020.
- THE PROPERTY IS OUTSIDE OF ANY CRITICAL NATURAL AREA (CNA), NATIONAL AND STATE WETLANDS, OR FORESTS, PER THE "EXPLORE NEW CASTLE COUNTY" GIS SERVICE.
- THE PROPERTY IS OUTSIDE OF ANY WATER RESOURCE PROTECTION AREA (WRPA) PER MAP 1 OF 3 "WATER RESOURCE PROTECTION AREAS FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY, DELAWARE" LAST REVISED MARCH 2022.
- SOILS ARE "URBAN LAND" [UP] PER THE USDA WEB SOIL SURVEY.
- THE PROPOSED UNITS MAY, IN THE FUTURE, BE CONVERTED TO "FOR SALE" CONDOMINIUMS.
- TRASH/REFUSE COLLECTION SHALL BE PRIVATE AND HANDLED VIA DUMPSTER(S).
- STORAGE AREAS, REFUSE BINS, MECHANICAL, AND ALL UTILITY HARDWARE SHALL BE SCREENED FROM VIEW FROM ALL PUBLIC WAYS AND NEARBY PROPERTIES.
- EXTERIOR LIGHTING SHALL BE SHIELDED TO LIMIT THE VISUAL IMPACT ON ADJOINING PROPERTIES.
- FINAL GRADING OF ALL SLOPES WILL BE LESS THAN OR EQUAL TO 3:1.
- ALL CONSTRUCTION SHALL BE PER MOST CURRENT CITY OF NEWARK STANDARDS AND SPECIFICATIONS, BUILDING CODE, AND FIRE CODE.

PLAN PURPOSE:

ALLOW CONSTRUCTION OF A NEW 5 STORY MIXED USE BUILDING CONSISTING OF A GROUND FLOOR WITH 2,956 SF COMMERCIAL RETAIL, PARKING, AND LOBBY, AND UPPER FLOORS WITH 39 3-BEDROOM APARTMENTS, TOTALING APPROXIMATELY 83,380 SF GFA, ALONG WITH RELATED APPURTENANCES AND TWO EXISTING BUILDINGS TOTALING APPROXIMATELY 10,000 SF GFA.

SHEET SET INDEX	
DWG	PLAN
C1	COVER SHEET
C2	EXISTING CONDITIONS
C3	GENERAL DEVELOPMENT PLAN
C4	LANDSCAPE PLAN
C5	FIRE MARSHAL SITE PLAN

ENGINEER CERTIFICATION:

I, UNDERSIGNED, CERTIFY THAT I AM THE REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE, AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED ENGINEERING AND SURVEYING PRACTICES AND BY THE CITY OF NEWARK.

Colin M. Kraucunas
DELAWARE PE# 14308
DATE 6-6-2023

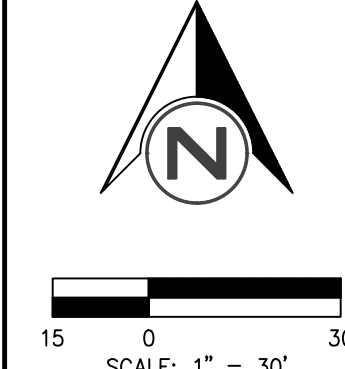
OWNER CERTIFICATION:

I, UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF NEWARK.

NAME: *John M. Kraucunas*
FILE: *141 East Main Street*
FOR: NEWARK MAIN STREET ACQUISITION CO LLC
DATE 6/6/23



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COVER SHEET
MAJOR SUBDIVISION SKETCH PLANS
CITY OF NEWARK APP# 23-_____
141 EAST MAIN STREET
CITY OF NEWARK
NEW CASTLE COUNTY, DELAWARE

REVISIONS DATE

DATE: 2023-06-06

DRAWN BY: CMK CHECKED: AJH

FILE: 4271BD2.dwg

PROJECT NO.: 4271

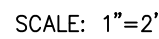
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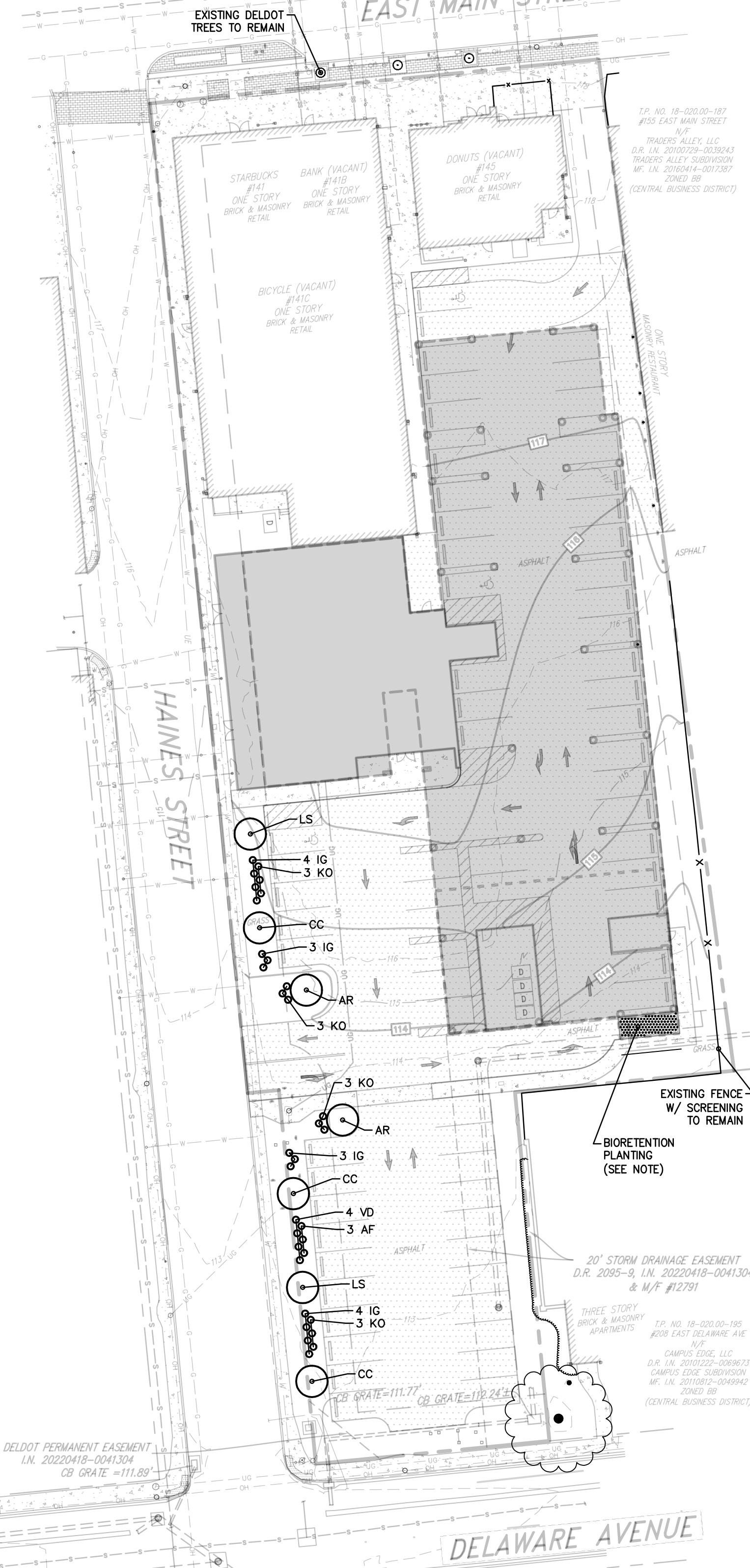
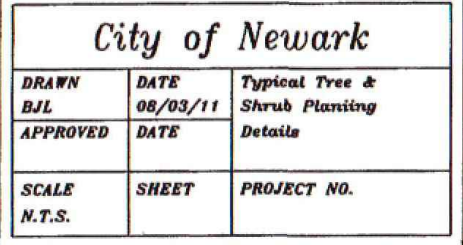
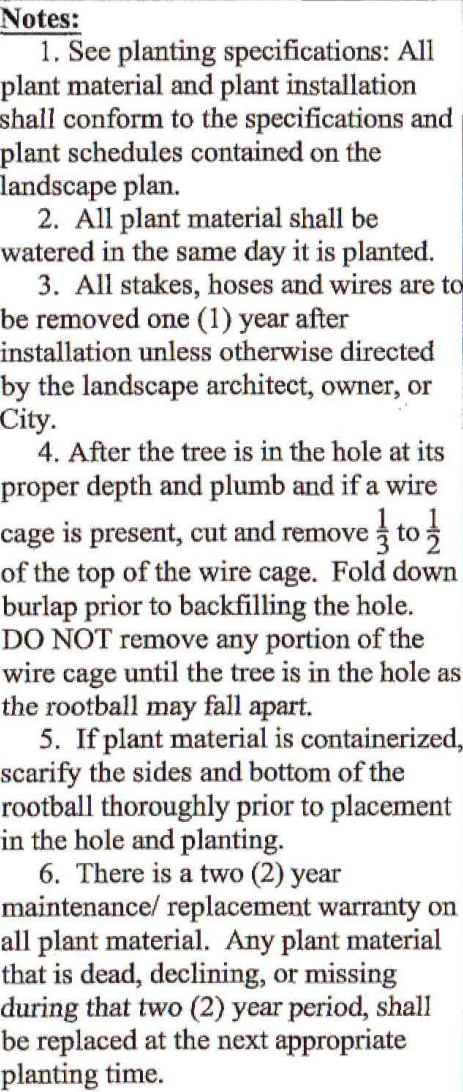
C1

TAX PARCEL	OWNER NAME	MAILING ADDRESS 1	MAILING ADDRESS 2	MAILING CITY/ZIP
1802000081	HAINES 1024 LLC	116 HAINES STREET		NEWARK DE 19711
1802000082	HOESCHEL, F ANDREAS & KIMBERLY / YASIK, JOHN & CHRISTINE	106 HAINES STREET		NEWARK DE 19711
1802000083	UNIVERSITY OF DELAWARE	GENERAL SERVICES BUILDING ROOM 117	222 SOUTH CHAPEL ST	NEWARK DE 19716
1802000084	UNIVERSITY OF DELAWARE	GENERAL SERVICES BUILDING ROOM 117	222 SOUTH CHAPEL ST	NEWARK DE 19716
1802000096	132 EAST DELAWARE AVENUE ASSOCIATES LLC	100 DEAN DR		NEWARK DE 19711
1802000098	DELAWARE LEAGUE FOR PLANNED PARENTHOOD	625 N SHIPLEY STREET		WILMINGTON DE 19801
1802000100	BIKF PROPERTIES LLC	356 EAST MAIN STREET		NEWARK DE 19711
1802000101	KAM LLC	26 HAINES ST		NEWARK DE 19711
1802000102	16 HAINES ST LLC	16 HAINES STREET		NEWARK DE 19711
1802000103	ROSA PROPERTIES LLC	18 HAINES STREET		NEWARK DE 19711
1802000104	NEWARK SQUARE LLC	2000 PENNSYLVANIA AVE	SUITE 108	WILMINGTON DE 19806
1802000105	HILTON HEAD INVESTMENTS LLC	6 BERKSHIRE CT		WILMINGTON DE 19807
1802000106	HILTON HEAD INVESTMENTS LLC	6 BERKSHIRE CT		WILMINGTON DE 19807
1802000107	129 EAST MAIN ASSOCIATES LLC	100 DEAN DR		NEWARK DE 19711
1802000108	123 EAST MAIN L L C	100 DEAN DR		NEWARK DE 19711
1802000125	CENTER STREET ASSOCIATES L L C	C/O LANG DEVELOPMENT GROUP	6000 WOOLLEN WAY	NEWARK DE 19711
C/O TRENKLE & DENNEMAN LLC		C/O THE DENNEMAN FIRM LLC	3411 SILVERSD RD WEBSTER BLDG STE 108	WILMINGTON DE 19810
1802000128	140 EAST MAIN STREET LLC	C/O THE DENNEMAN FIRM LLC	3411 SILVERSD RD WEBSTER BLDG STE 108	WILMINGTON DE 19810
1802000129	INDEPENDENT INVESTORS LLC	PO BOX 1443		HOCHESSIN DE 19707
1802000131	MAIN STREET 158 PROPERTIES LLC	158 E MAIN STREET		NEWARK DE 19711
1802000132	INDEPENDENT INVESTORS LLC	PO BOX 1443		HOCHESSIN DE 19707
1802000133	INDEPENDENT INVESTORS LLC	PO BOX 1443		HOCHESSIN DE 19707
1802000160	CHOA TE STREET ASSOCIATES LLC	100 DEAN DR		NEWARK DE 19711
1802000161	NORM GERSHMAN'S THINGS TO WEAR INC	P. O. BOX 4667		NEWARK DE 19715
1802000185	SCHLOSSER & DENNIS LLC	104 PADDOCK DR		NEWARK DE 19711
2002000187	FRANKS AILEY LLC	2000 PENNSYLVANIA AVE	SUITE 108	WILMINGTON DE 19806
1802000195	CAMPBELLSE LLC	103 SANDY DR	# 100	NEWARK DE 19713
1802000205	CALVARY BAPTIST CHURCH	215 E DELAWARE AVE		NEWARK DE 19711
1802000206	CALVARY BAPTIST CHURCH	215 E DELAWARE AVE		NEWARK DE 19711
1802000207	NEWARK MASONIC CORP	207 E DELAWARE AVE		NEWARK DE 19711
1802000208	DELAWARE AVENUE ASSOCIATES LLC	2000 PENNSYLVANIA AVE	SUITE 108	WILMINGTON DE 19806
1802000266 (ALLEY)	LEWIS JOHN E ESTATE	UNKNOWN		



SHEET NO.
C2





PER NEWARK CODE 632-89:
PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY, A SURETY GUARANTEE BOND, OR OTHER SECURITY INSTRUMENT ACCORDABLE TO AND APPROVED BY THE CITY SOLICITOR, SHALL BE POSTED IN THE AMOUNT OF 120% OF THE COST OF REQUIRED LANDSCAPE SCREENS OR LANDSCAPE TREATMENT, OR LANDSCAPE PLANTS, FOR A PERIOD OF TWO YEARS FROM THE DATE OF INSTALLATION. DURING THE TWO-YEAR PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ALL PLANTS THAT DIE OR ARE DISEASED, FOLLOWING THE TWO-YEAR TIME PERIOD, AND AFTER INSPECTION OF THE LANDSCAPING BY THE PARKS DEPARTMENT, WITH THE ASSISTANCE OF THE PLANNING DEPARTMENT, THE CITY MANAGER SHALL AUTHORIZE THE RELEASE OF BONDS REQUIRED IN THIS SUBSECTION, LESS ANY COST OF REPLACEMENT OF PLANTS OR LANDSCAPE TREATMENT.
IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD, OR HIS DELEGATED REPRESENTATIVE(S), TO PROPERLY MAINTAIN AND CARE FOR ANY LANDSCAPE SCREEN, LANDSCAPE TREATMENT, OR LANDSCAPE PLANT APPROVED BY THE PLANNING DEPARTMENT.

LANDSCAPING REQUIREMENTS PER NEWARK CODE §32-87.
WITHIN BUSINESS DISTRICTS PER §32-87(f):
ONE SHADE TREE FOR EVERY 700 SQUARE FEET NON-IMPERVIOUS AREA.
ONE SHADE TREE FOR EVERY 35 FEET STREET FRONTAGE.
ONE SHADE TREE FOR EVERY 25 OFF-STREET PARKING SPACES IN 250 SQUARE FEET LANDSCAPED ISLAND (MINIMUM 15% OF THE TOTAL PAVED PARKING FACILITY).

5 SHADE TREES IN 5,810 SF LANDSCAPED AREA ALONG 28,294 SF [68 SPACE] OFF-STREET PARKING FACILITY

PLANT LIST				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	REMARKS
STREET / SHADE TREES				
 -AR	2	ACER RUBRUM	RED MAPLE	2.5" CAL. 12' HEIGHT
 -CC	3	CERCIS CANADENSIS "FOREST PANSY"	FOREST PANSY REDBUD	2.5" CAL. 12' HEIGHT
 -LS	2	LIQUIDAMBAR STYRACIFLUA	SEEDLESS COLUMNAR SWEET GUM	2.5" CAL. 12' HEIGHT
SHRUBS				
 -IG	14	ILEX GLABRA "SHAMROCK"	"SHAMROCK" INKBERRY	12"-18" CONT. 1' HEIGHT
 -KO	12	DIERVILLA "KODIAK ORANGE"	KODIAK ORANGE DIERVILLA	18"-24" CONT. 2' HEIGHT
 -AF	3	AMORPHA FRUTICOSA	FALSE INDIGO-BUSH	18"-24" CONT. 2' HEIGHT
 -VD	4	VIBURNUM DENTATUM "BLUE MUFFIN"	BLUE MUFFIN ARROWOOD	18"-24" CONT. 2' HEIGHT

BIORETENTION AREA SHALL BE PLANTED WITH FLOOD-TOLERANT GRASSES SUCH AS CAREX VULPINOIDEA (FOX SEDGE), PANICUM RIGIDULUM (REDTOP PANICGRASS), CAREX SCOPARIA (BLUNT BROOM SEDGE), JUNCUS EFFUSUS (SOFT RUSH), SCHIZACHYRIUM SCOPARIUM (LITTLE BLUESTEM). PLANTING SHALL BE BY 4" PLUGS AT 1' O.C. OR 12" CONTAINERS AT 2' O.C. ALTERNATIVELY, BIORETENTION AREA MAY BE PLANTED WITH ERNST CONSERVATION SEEDS RAIN GARDEN MIX - ERNMX-180 AT A RATE OF 1 POUND PER 1,000 SQUARE FEET, IF MONTHLY WEED REMOVAL IS PROVIDED FOR THE FIRST TWO GROWING SEASONS.



ISSUANCE:	2023-06-
DRAWN BY: CMK	CHECKED: A
NO.:	4271BD.d
PROJECT NO.:	42



NOTES:

1. THE SIGN SHALL HAVE A WHITE SCOTCHTILE BACKGROUND WITH RED SCOTCHTILE LETTERS, EXCEPT FOR THE WORD "NO" WHICH SHALL HAVE THE COLOR SCHEME REVERSED.
2. THE SIGNS SHALL BE LOCATED AT EACH END & 150' ON CENTER ALONG FIRE LANES.
3. ALL LETTERING SHALL BE 3 INCHES IN HEIGHT, EXCEPT FOR THE WORD "PARKING" WHICH SHALL BE 2 INCHES IN HEIGHT.

APPROVED SIGN FOR
MARKING FIRE LANES



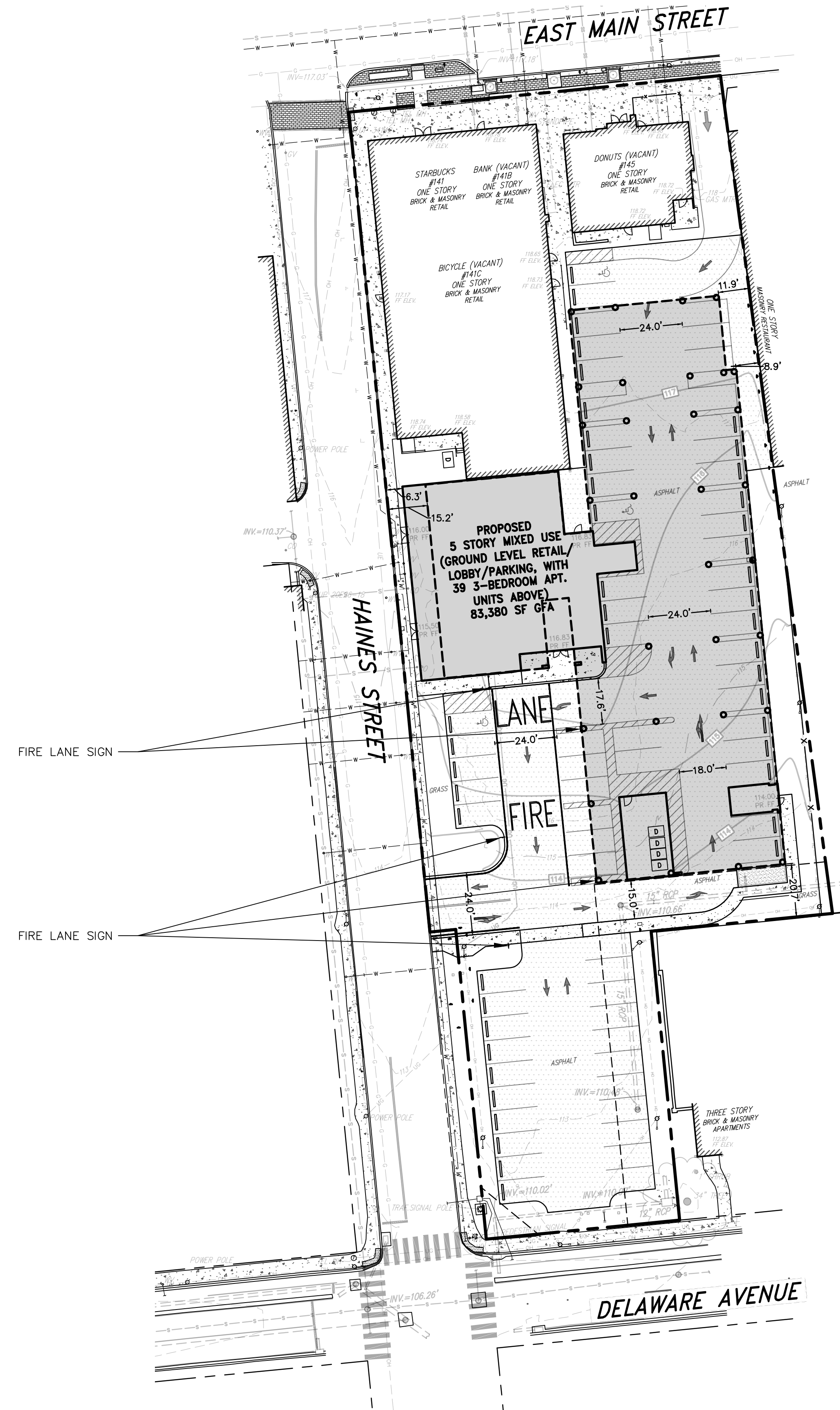
NOTES:

1. THE SIGN SHALL BE METAL, 12" X 18" WHITE SCOTCHLITE BACKGROUND WITH RED LETTERS.
2. ALL LETTERING SHALL BE MINIMUM 2" IN HEIGHT CENTERED JUSTIFIED READING "NO PARKING FIRE LANE" IN ALL CAPS WITH EACH WORD ON IT'S OWN LINE.
3. THE SIGNS SHALL BE LOCATED AT EACH END & 150' ON CENTER ALONG FIRE LANES.

APPROVED SIGN FOR
MARKING FIRE LANES

FIRE LANE SIGN

SOURCE: DELAWARE STATE FIRE PREVENTION REGULATIONS, 705 GENERAL FIRE SAFETY, FIGURE 5-16.



SITE DATA COLUMN:

- | | | | |
|--|---|---|--|
| 1. TAX PARCELS: | 18-020.00-188 | | |
| 2. PARCEL ADDRESS: | 141 EAST MAIN STREET
NEWARK, DE 19711 | | |
| 3. OWNER & DEED REFERENCE: | NEWARK MAIN STREET ACQUISITION CO LLC
200 DELAWARE AVE
SUITE 1370
WILMINGTON, DE 19801
DEED IN# 201810050050928 | | |
| 4. RECORDED PLAN: | IN# 202108040090749 | | |
| 5. GROSS ACREAGE: | 1.299± ACRES | | |
| 6. ZONING: | BB (CENTRAL BUSINESS) EXISTING & PROPOSED | | |
| 7. AREA REGULATIONS –
BB ZONING DISTRICT: | MINIMUM LOT AREA:
MAX. LOT COVERAGE:
MINIMUM LOT WIDTH:
MAX. BUILDING HEIGHT:
BUILDING SETBACKS:
PER §32-18(d)(5):
REAR YARDS:
SIDE YARDS PER
§32-18(d)(7): | REQUIRED
3,000 SQFT
100%
20 FT
5 STORIES/65 FT
0 FT/7.5 FT
PER BLDG. HT.
15 FT
0 FT/8 FT
PER BLDG. HT. | PROVIDED
≥50,000 SQFT
90%
143 FT
5 STORIES/65 FT
0 FT/15 FT
8 FT |
| 8. EXISTING USE: | GROUND FLOOR RETAIL | | |
| 9. PROPOSED USE: | GROUND FLOOR RETAIL W/APARTMENTS ABOVE | | |
| 10. WATER SUPPLY: | CITY OF NEWARK | | |
| 11. SEWER SUPPLY: | CITY OF NEWARK | | |

FIRE PROTECTION NOTES:

1. ALL CONSTRUCTION SHALL BE PER MOST CURRENT CITY OF NEWARK STANDARDS AND SPECIFICATIONS, BUILDING CODE, AND FIRE CODE.
2. ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE 2021 DELAWARE STATE FIRE PREVENTION REGULATIONS (CHAPTER 705 GENERAL FIRE SAFETY), 2021 LIFE SAFETY CODE, AND 2018 INTERNATIONAL FIRE CODE.
3. AUTOMATIC FIRE PROTECTION SPRINKLERS ARE REQUIRED FOR EACH OCCUPED UNIT. ALL PLANS FOR ALL FIRE PROTECTION SYSTEMS SHALL BE SUBMITTED TO THE CITY OF NEWARK FIRE MARSHAL'S OFFICE FOR REVIEW AND PERMITTING PRIOR TO ISSUANCE OF BUILDING PERMIT.
4. THE REQUIRED FIRE PROTECTION FLOW RATE(S) IS 1,000 GPM @ 20 PSI RESIDUAL PRESSURE FOR 1 HOUR DURATION, TO BE VERIFIED BY THE ENGINEER PREPARING THE AUTOMATIC FIRE PROTECTION PLANS FOR THE BUILDING.
5. PROPOSED BUILDING HEIGHT FROM EXTERIOR GRADE TO THE HIGHEST OCCUPIED FLOOR (5TH FLOOR) IS APPROXIMATELY 57 FEET. PROPOSED BUILDING HEIGHT FROM EXTERIOR GRADE TO ROOF IS APPROXIMATELY 57 FEET.
6. PROPOSED FIRST FLOOR IS SET BACK APPROXIMATELY 6 FEET FROM THE RIGHT-OF-WAY LINE. UPPER FLOORS ARE SET BACK APPROXIMATELY 15 FEET FROM THE RIGHT-OF-WAY LINE IN ACCORDANCE WITH CITY CODE.
7. BUILDING CONSTRUCTION PLANS SHALL SPECIFY CONSTRUCTION TYPE.

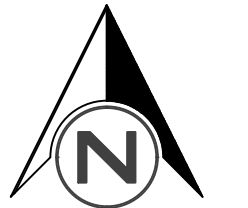


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5 0 30

SCALE: 1" = 30'

141 EAST MAIN STREET
CITY OF NEWARK
NEW CASTLE COUNTY, DELAWARE

VISIONS DATE

TE: 2023-06-06

AWN BY: CMK CHECKED: AJH

E: 4271BD2.dwg

PROJECT NO.:	4271
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SHEET NO.

C5